

07-1200
Prepared By and After Recording Return to:
BRIDGFORTH & BUNTIN
P. O. BOX 241
SOUTHAVEN, MS 38671
662-393-4450

12/19/07 10:31:03 66
BK 574 PG 759 55
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, HERNANDO DESOTO HABITAT FOR HUMANITY, INC., a Mississippi corporation ("Grantor"), hereby sells, conveys and warrants specially unto MATTHEW D. RAINEY and wife, MELISSA L. RAINEY, as tenants by the entirety with full right of survivorship and not as tenants in common ("Grantees"), the following described property lying and being situated in DeSoto County, Mississippi, to-wit:

SEE EXHIBIT "A"

FILED

DEC 19 2007

W. E. Davis
CLERK OF THE CIRCUIT COURT, DESOTO COUNTY, MISSISSIPPI

This conveyance is subject to all valid and existing recorded rights-of-way, easements, covenants, all prior severances and leases of oil, gas and minerals on, in and under said land, and further subject to Right of Way of record in Book 545, Page 581, in the office of the Chancery Clerk of DeSoto County, Mississippi; and further subject to

PB

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Declaration of Covenants and Restrictions for Habitat/Walls Subdivision of record in Book 479, Page 140, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year to be paid by Grantor.

This conveyance is also subject to the terms and provisions of one or more Deeds of Trusts being executed by Grantees simultaneously with the execution of this instrument with the Deeds of Trust being in favor of a trustee for the benefit of Grantor as beneficiary, with the Deeds of Trusts containing provisions, including but not limited to a Right of First Refusal and Agreement Concerning Sale. Cancellation of the Deeds of Trust shall be deemed a cancellation of the terms and provisions of the Deeds of Trust, including but not limited to a Right of First Refusal and Agreement Concerning Sale.

WITNESS THE SIGNATURE OF THE GRANTOR this the 13th day of December, 2007.

**HERNANDO DESOTO HABITAT FOR
HUMANITY, INC.**

By: *Marion M...*

Its: *president*

Agreed to by Grantee[s]:

Matthew D. Rainey
MATTHEW D. RAINEY

Melissa Rainey
MELISSA L. RAINEY

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of December, 2007, within my jurisdiction, the

within named Marcus Manning, who acknowledged that
he/(she is President of HERNANDO DESOTO HABITAT
FOR HUMANITY, INC. a Mississippi corporation, and that for and on behalf of the
said corporation, and as its act and deed, he/she executed the above and foregoing
instrument, after first having been duly authorized by said corporation so to do.



Janet R. O'Daniel
Notary Public

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said
county and state, on this 13th day of December 2007, within my jurisdiction,
the within named MATTHEW D. RAINEY and wife, MELISSA L. RAINEY who
acknowledged that they executed the above and foregoing instrument.



Janet R. O'Daniel
Notary Public

GRANTOR'S ADDRESS:
P. O. Box 845
Hernando, MS 38632
Business: 662-393-4450

GRANTEES' ADDRESS:
9121 First Street
Walls, MS 38680
Home: 393-4450 Work: 393-4450

EXHIBIT "A"

Lot 3, Habitat/Walls Subdivision, situated in Section 33, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 86, Page 2, in the office of the Chancery Clerk of DeSoto County, Mississippi.
